



# Langdale House, 31 Arboretum Road, Worcester. WR1 1ND

Guide Price £220,000

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**\*\* NO ONWARD CHAIN\*\*** A period end terraced home, offering spacious and immaculately maintained accommodation, with a private rear aspect, situated in this popular and sought after residential area of the city. The location provides easy access to the city centre, national road and rail networks.

Accommodation briefly comprises: Reception Hall, Lounge, Dining Room, Kitchen, two generous double Bedrooms and Bathroom.

**Outside:** To the front of the property is a paved low maintenance foregarden, with gated pathway leading to the front door, which can be found on the side of the property and a gated rear garden access. To the rear of the property is an enclosed predominantly lawned garden, enjoying a high degree of privacy and garden store.

**Lounge:** - 4.39m x 4.37m (14'5" x 14'4")

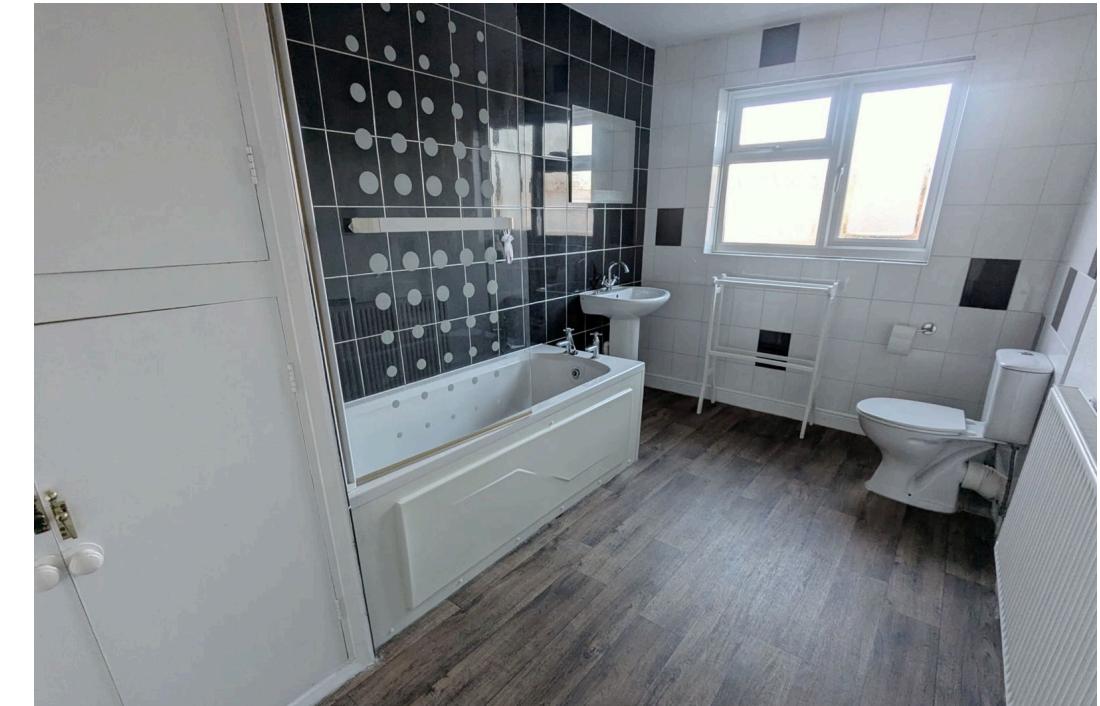
**Dining Room:** - 4.37m x 4.37m (14'4" x 14'4")

**Kitchen:** - 3.84m x 2.29m (12'7" x 7'6")

**Bedroom 1:** - 4.39m x 4.37m (14'5" x 14'4")

**Bedroom 2:** - 4.39m x 3.53m (14'5" x 11'7")

**Bathroom:** - 3.86m x 2.26m (12'8" x 7'5")





- NO ONWARD CHAIN
- Spacious immaculately maintained accommodation
- Central city location
- Private rear garden
- Double glazing and central heating
- Viewing highly recommended
- Council Tax Band: C



### Energy Efficiency Rating

